

Committee Amendment Form
March 10, 2009

CDHR Committee
Ordinance 09-O-0131
CDP-09-18

Amendments to:

BeltLine Master Plan, Plan Recommendations Report, Subarea 9

On Page ES-5 replace Figure ES-1 with the attached figure.

On Page 2-4 replace Figure 2-1 with the attached figure.

On Page 2-4 replace Figure 2-1 with the attached figure.

On Page 2-12 edit the first sentence under the **Context** heading is changed as follows: The property directly adjacent to the park is recommended to be 10 5-9 stories. ~~at a minimum, and higher with the density decreasing north of Rockdale Street.~~

On Page 2-12 edit the first sentence under the **Proposed Land Use Change** heading as follows: From industrial and mixed-use to ~~high density mixed-use~~ and medium density mixed-use.

On Page 2-13 edit the first sentence under the **Approach** heading as follows: In an effort to continue to provide a variety of housing options in the northern portion of the subarea, ~~high,~~ medium and low density residential have been proposed. The area is already developing this way.

On Page 2-14 edit the first sentence under the **Proposed Land Use Change** heading as follows: From mixed-use, medium density residential and industrial to ~~high,~~ medium and low density residential.

On Page 3-3 replace the land use shown on Figure 3-1 with the land use shown on the attached figure that shows a reduction in density from high to medium along Rockdale and Johnson roads.

On Page A-1 edit the first sentence under the **Westside Reservoir Park: Rockdale Road Area, Proposed Land Use Change** heading as follows: From industrial and mixed-use to ~~high density mixed-use~~ and medium density mixed-use.

On Page A-1 edit the first sentence under the **Westside Reservoir Park: Johnson Road Area, Proposed Land Use Change** heading as follows: From mixed-use, medium density residential and industrial to ~~high,~~ medium and low density residential.

On Page A-2 replace the Land Use and Circulation figure with the attached figure.

On Page B-1 edit Bullet D in the first paragraph as follows: D. Rockdale Road Area: Rezone from I-1 (Light Industrial), PDMU (Planned Development Mixed Use) and RG3 (Residential General) to ~~MRC-3 (Mixed Residential Commercial High)~~ and MRC-2 (Mixed Residential Commercial Medium)

On Page B-7 on the Zoning Recommendations figure at the top of the map in the area along Rockdale Road between Johnson Road and Lois Street edit the text callout box and map label to replace MRC-3 with MRC-2

LARGE ATTACHMENT:

DOCUMENT(S),

MANUAL(S)

OR

MAP(S)

NOT COPIED,

PULL ORIGINAL

FOR COPY OR TO VIEW

AN ORDINANCE**BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE****AN ORDINANCE TO AMEND THE 2008 CITY OF ATLANTA STRATEGIC ACTION PLAN BY ADOPTING "ATLANTA BELTLINE MASTER PLAN SUB-AREA 9: UPPER MARIETTA/WESTSIDE RESERVOIR PARK"; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to 07-O-1946, the 2008 City of Atlanta Strategic Action Plan, adopted by the City Council on April 21, 2008 and approved by the Mayor on April 28, 2008, became the official comprehensive development plan of the City of Atlanta for the physical, social, and economic growth of the City as well as promote the public health, safety and general welfare of the City's residents; and

WHEREAS, the BeltLine is one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and will combine greenspace, trails, transit, and new development along 22 miles of historic rail segments that encircle the urban core; and

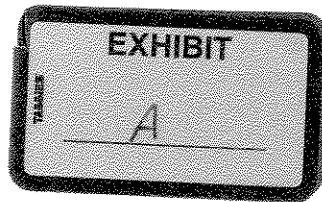
WHEREAS, the BeltLine Master Plan consists of ten separate sub-areas; and

WHEREAS, Sub-area 9 of the BeltLine Master Plan, known as "Upper Marietta/Westside Reservoir Park", is wholly or partially located in NPU G,J,K,L and council districts 3 and 9; and

WHEREAS, the Master Plan for Sub-area 9 has been completed and represents a collaborative effort between Atlanta BeltLine Inc., Pond & Company consultants, the Bureau of Planning, NPU's, and neighborhoods.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

Section 1. That the 2008 Atlanta Strategic Action Plan is hereby amended to include the document, attached hereto and incorporated herein by reference as exhibit "A", entitled "Atlanta BeltLine Master Plan Sub-area 9: Upper Marietta/Westside Reservoir Park".



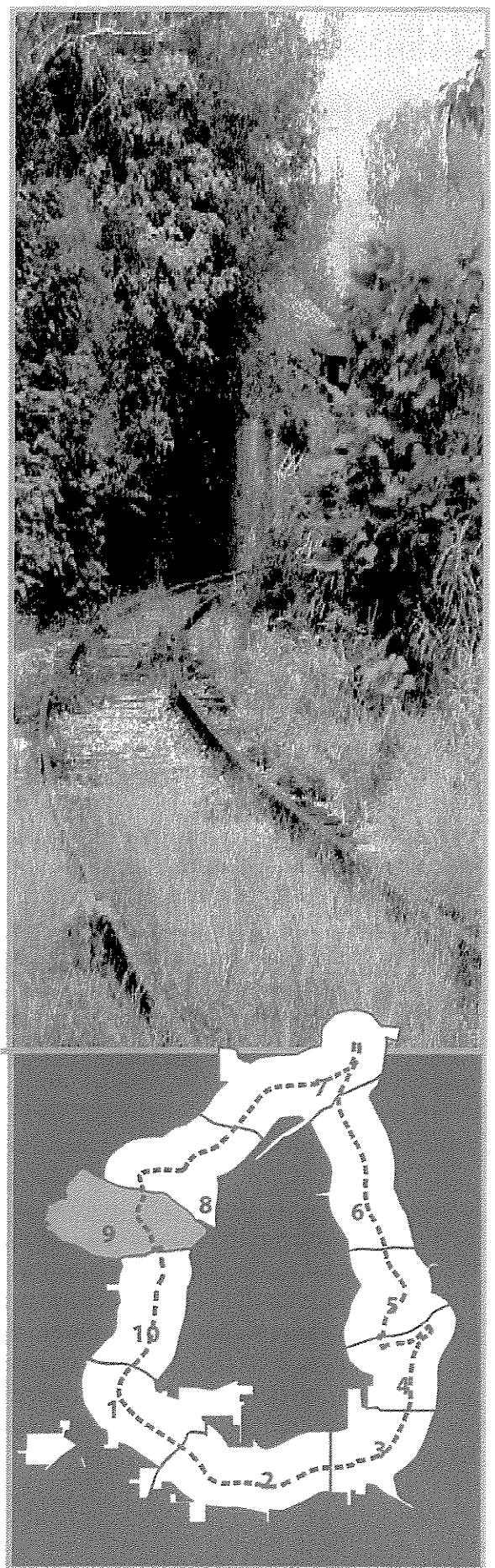
BeltLine Master Plan Plan Recommendations Report Draft

SUBAREA 9

Prepared for
Atlanta BeltLine, Inc.
by Pond & Company
December 2008



BeltLine
Atlanta Connected



1 Executive Summary

Background

Atlanta is in the throes of an extraordinary opportunity to influence the future of the city's in-town neighborhoods. In April 2005, Atlanta Mayor Shirley Franklin announced the creation of the BeltLine Partnership. The BeltLine Partnership helped galvanize private sector and citizen support for the Atlanta Development Authority (ADA) led effort to move the 22-mile live-work-play-transit corridor from vision to reality. The team including ADA, the BeltLine Partnership, City Departments and a team of consultants obtained significant public input about the project and created the BeltLine Redevelopment Plan completed in November 2005.

The Redevelopment Plan provided a framework for the BeltLine by outlining major public infrastructure projects, the type and scope of development consistent with best planning practices, and outlining the boundaries of the Tax Allocation District as a primary local funding source for the project. Based on the viability of the project and public support, the Atlanta City Council, the Fulton County Board of Commissioners, and the Atlanta Public School Board of Education approved the BeltLine Redevelopment Plan and the BeltLine TAD at the end of 2005.

In early 2006, the Atlanta Development Authority, with support from the BeltLine Partnership, created a Five-Year Work Plan outlining priorities, goals, organizational structure, and budget for the first five years of the BeltLine project. Approved by the Atlanta City Council in July 2006, this set the stage for implementation of the vision through an initial series of 10 master plans incorporating elements of prior studies and original data collection and research into the groundwork for recommendations and action items.

As one of the most comprehensive economic development efforts undertaken in the City of Atlanta and the largest, most wide-ranging urban redevelopment currently underway in the U.S., the BeltLine combines greenspace, trails, transit, and new development along 22 miles of historic rail segments that encircle the urban core. By attracting and organizing some of the region's future growth around parks, transit, and trails, the BeltLine will help change the pattern of regional sprawl and lead hopefully to a vibrant and enhanced quality of life.

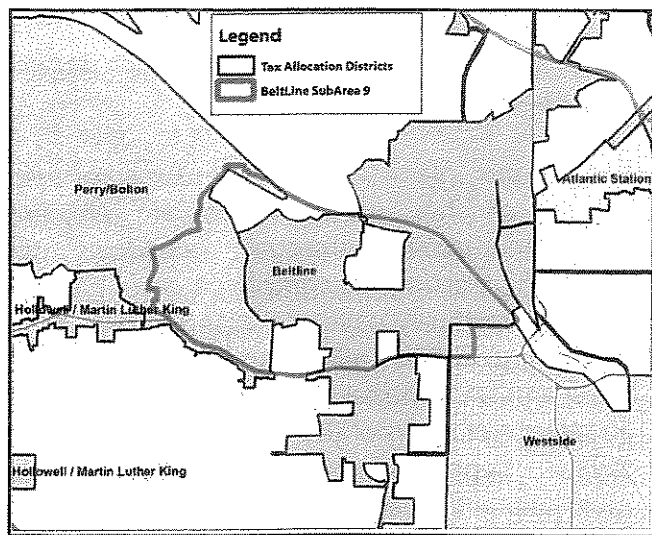
The Project Study Area

One of the initial actions undertaken for the BeltLine by the Mayor and City Council was the acquisition of the 138-acre Bellwood Quarry and underlying property in June 2006. The quarry, which will become a reservoir providing critical drinking water for the City, is the centerpiece of what will be the largest park in the City.

Westside Reservoir Park, as the park is known currently, is part of Subarea 9 within the Beltline. It is located on the west/northwest of the overall BeltLine project area, very near the geographic center of the City of Atlanta. The BeltLine's Subarea 9 is bounded by Donald Lee Hollowell Parkway (south), Norfolk Southern freight rail lines (north and east), and Johnson Road (west). Westside Reservoir Park is on the western half of Subarea 9, encompassing the Bellwood Quarry property. Bordered on the south, west, and east by Georgia Power transmission corridors and to the west by Proctor Creek, it is adjacent to the Bankhead MARTA station, and sits between Grove Park and Howell Station neighborhoods.

The Park is part of the larger study area comprising a total area of 1,386 acres and includes the King Plow Arts Center, Fulton County Jail, the Bankhead MARTA Station and Grove Park. Subarea 9 is part of two of the City of Atlanta's City Council Districts - Council District 3 and Council District 9 - and four Neighborhood Planning Units (NPU's) - NPU's G, J, K, and L. Subarea 9 includes all of Howell Station neighborhood and a significant portion of Grove

Park neighborhood. The area along Johnson Road, east of Proctor Creek, is almost entirely in Subarea 9. The West Highlands neighborhood, former site of Perry Homes, encroaches on the extreme northwest corner of Subarea 9.



Subarea 9 Tax Allocation Districts

Study Process

The overall effort consists of two interrelated planning elements. One element consisted of an existing conditions analysis, program and recommendations for the Westside Reservoir Park and adjacent open space as a self-contained entity. The second element is broader in area and scope examining major issues including Land Use and Design, Mobility and Transportation, Historic Preservation, Cultural Development, and Public Art for the entire Subarea ensuring the edges of the park are integrated into the surrounding neighborhoods and overall study area. Similarly, this element consists of an existing conditions analysis, programming and recommendations.

The park master plan is driven by three major factors: the needs of the parks program within the City of Atlanta Department of Parks, Recreation and Cultural Affairs (DPRCA); the input of City residents; and, the requirements of the Department of Watershed Management's (DWM) proposed raw water facility to be located in the former Bellwood Quarry. These City Departments are working closely with Atlanta BeltLine, Inc. to ensure that Westside Reservoir Park serves as a new recreation

destination for Atlantans and regional residents alike. Atlanta BeltLine, Inc. (ABI) and DPRCA defined the following as goals: developing the park into a city wide destination with a balance of active and passive recreation opportunities; creating a contiguous greenspace by connecting to Grove Park and an expanded Maddox Park; maximizing the potential of the land (topography, vegetation, views, etc.) with minimal intervention; enhancing the inherent natural and scenic resources of the site and making them physically and/or visually accessible to the public; and, ensuring public safety in the integration of the DWM proposed facility.

The master plan for the broader study area is driven by the need to balance redevelopment planning with appropriate transportation mobility enhancements and land use intensities. Mobility goals for the study area include promoting alternative modes of transportation, promoting transportation network connectivity and preserving the function and character of the existing roadway network. A thorough transportation analysis report was undertaken examining traffic operations at selected intersections. Based on the evaluation, a number of transportation recommendations were made that will inform the Comprehensive Transportation Plan nearing completion by the City's Department of Planning and Development.

Overriding considerations with respect to land use and design were the need to promote compact, quality development and to preserve and protect existing single family neighborhoods. Additional goals and objectives include the need to mitigate gentrification, maintain a variety of housing types and the creation and continuation of a pedestrian friendly public realm. As a corollary, a goal of cultural and public art is to weave it throughout the study area and Westside Reservoir Park and to ensure the historic fabric of the area is part of artistic endeavors.

There was significant public involvement throughout the Master Plan effort broken down into two distinct groups: a core group of key stakeholders and the general public. A series of meetings, forums and charrettes were held

with each group that helped guide the study effort. Steering committees and study groups met regularly between July 2007 and August 2008. Feedback was collected from residents in a December 2007 survey and open house meetings.

Early in the study process, representatives from the four NPU clusters expressed themes specific to their neighborhoods, as well as more general principles that overlapped with the vision of other BeltLine communities. Together, the themes formed the blueprint for how the BeltLine should be implemented. In addition, the core group created a set of goals and objectives that framed the discussions during the course of the master planning process.

Key Findings

An analysis of various, prior reports, as well as an assessment of current data for Subarea 9, led to the creation of a set of opportunities and constraints as follows:

Opportunities

- An abundance of vacant or underutilized land creates prime redevelopment opportunities
- Stable neighborhoods with good fabric and empty lots - ideal opportunities for appropriate infill
- Opportunity for Transit Oriented Development at Bankhead MARTA station
- Mixed-use opportunities along proposed BeltLine, as well as near existing mixed use and adaptive use areas such as King Plow and Puritan Mill
- Expansion and upgrading of existing open space; the addition of new open space and greenspace to the underserved sub-area
- Opportunity to plan more intense land use in areas outside of neighborhoods
- Adaptive re-use of existing structurally sound buildings

Constraints

- Incompatible land uses - industrial and large institutional uses adjacent to single family homes

- The need to maintain some industrial base within the area for employment and the overall health of area and city-wide tax base
- Abundance of vacant and dilapidated structures; the lack of maintenance and investment in area is hard to overcome without buy-in of property owners
- Lack of commercial and other services needed to support growth

The master plan for Westside Reservoir Park focuses on five essential program elements: tournament-quality baseball; meadows that follow the existing topography; a skate park and rink on previously developed land known as the "Holophrastic Site"; hiking and mountain biking trails; and an informal amphitheatre which takes advantage of views of the meadows, reservoir and skyline. Supplementary program items include: multi-use rectilinear fields; basketball courts; an in-line skating/street hockey rink; a disc golf course; paved multi-use trails; a pond with the potential for water activities (paddle boating, radio-controlled model sailing, etc); earth (landform) sculptures and venues for permanent/temporary public art; gardens and botanical trails; an exercise course; and, an off-leash dog park. Also proposed are picnic shelters; observation towers and platforms; wildlife viewing areas; interpretive center/ stations; food service kiosks and concession structures; and a park operations and storage building. Twenty-six acres of open space, twelve miles of new trails, and seventy-five acres of reforested and existing woodlands complement the program.

Critical elements for Subarea 9 in the transportation arena include a Baseline Alternative traffic analysis and a BeltLine Build Alternative traffic analysis, both of which focus on key, major intersections within the Subarea. The Baseline Alternative assumed the BeltLine would not be built, while the BeltLine Build Alternative assumed the BeltLine would be built. Both alternatives focused on key intersections within the Subarea, identifying locations with traffic operations problems and making recommendations at these locations. A complete list of enhancements are included as part of the Transportation Analysis Report. With respect to land use and design,

Subarea 9 was analyzed in terms of existing and proposed street typology, proximity to transit (MARTA and BeltLine), existing historic properties and neighborhoods, and areas with significant development potential and pressures so appropriate land use modifications could be suggested. These changes include housing policies to promote compatible in-fill housing, policies to promote adaptive re-use of vacant buildings, and the provision of buffers between commercial/industrial properties and residential uses. In the area of mixed-use, policies encompass high intensity mixed use development to support transit nodes, neighborhood serving, low density development along major corridors adjacent to established neighborhoods and height variability as buildings approach single family development. Lastly, policies have been suggested to allow for a range of use options with respect to existing industrial development.

The following maps graphically depict components of the plan for the future of Subarea 9. The maps include:

Figure ES-1: Land Use and Circulation
Figure ES-2: Parks and Open Space

These maps depict the long-range vision of the future of the study area and the major land use, circulation, and open space policies are articulated in the overall study document. In examining these maps the reader should keep in mind that:

1. These maps are intended to supplement the textual descriptions herein; and
2. They are intended to be illustrative of the master plan statements.

The maps are intended to complement the text. Both the text and the maps are to be considered in interpreting this plan.



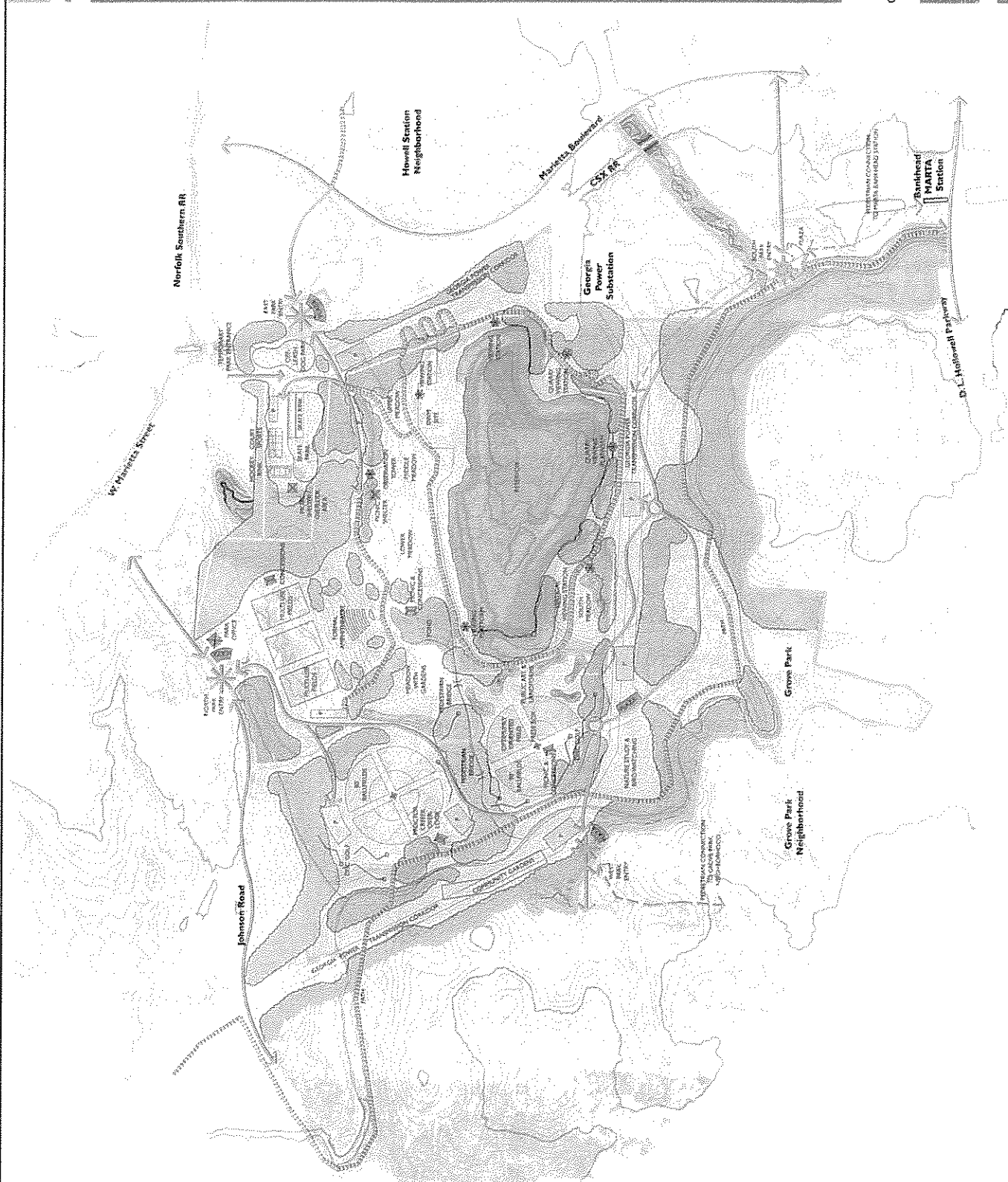


Figure ES-2 Westside Reservoir Park Master Plan Scheme

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview: CD/HR

Caption:

AN ORDINANCE

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE 2008 CITY OF ATLANTA STRATEGIC ACTION PLAN BY ADOPTING "ATLANTA BELTLINE MASTER PLAN SUB-AREA 9: UPPER MARIETTA/WESTSIDE RESERVOIR PARK"; AND FOR OTHER PURPOSES.

Council Meeting Date: 3/16/09

Requesting Dept.: DPCD

FAC Confirmed by: N/A

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.

The purpose of this legislation is to adopt the Beltline Subarea 9 Masterplan, Upper Marietta/Westside Reservoir Park(see attachment A).

2. Please provide background information regarding this legislation.

Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.

The Beltline Project is a 22 mile loop of land around the City of Atlanta. The project area was divided into 10 subareas for planning and development purposes.

3. If Applicable/Known:

- (a) Contract Type (e.g. Professional Services, Construction Agreement, etc): NA
- (b) Source Selection:
- (c) Bids/Proposals Due:
- (d) Invitations Issued:
- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*):

Fund: _____ Account: _____ Center: _____

5. Source of Funds: *Example: Local Assistance Grant* NA

6. Fiscal Impact: Beltline development project funding will come from the funds generated by the Beltline Tax Allocation District.

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery: NA

Examples:

- a. *Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. *Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Garnett Brown

Contact Number: x6724

Originating Department: Planning and Community Development

Committee(s) of Purview: CDHR

Chief of Staff Deadline: January 14, 2009

Anticipated Committee Meeting Date(s): March 10, 2009

Anticipated Full Council Date: March 16, 2009

Legislative Counsel's Signature: 

Commissioner Signature: 

Chief Procurement Officer Signature: _____

CAPTION

AN ORDINANCE

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE 2008 CITY OF ATLANTA STRATEGIC ACTION PLAN BY ADOPTING "ATLANTA BELTLINE MASTER PLAN SUB-AREA 9: UPPER MARIETTA/WESTSIDE RESERVOIR PARK"; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any): Not Applicable
Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 1/14/09 Amc Reviewed by: 1/15/09 Amc 
(date) (date)

Submitted to Council: 1/15/09
(date)